



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 27, 2020**

PRESENT: Mayor Jean Moore
Mayor Pro Tem R.D. Mallams
Councilman Bill Garnos
Councilman Tom Frisby
Councilmember Tina Spallo

City Manager Scott Wingerson
Assistant City Manager Bob Baer
City Clerk Ruth Bocchino
City Attorney Chris Williams

Item No. 1. On the Agenda. Meeting Called to Order.

Mayor Moore opened the Regular City Council Meeting Monday, July 27, 2020, at 7:30 pm.

Item No. 2. On the Agenda. ROLL CALL

City Clerk Ruth Bocchino called the Roll. All Councilmembers were present.

Item No. 3. On the Agenda. Pledge of Allegiance to the Flag of the United States of America.

Mayor Moore asked all to join in the Pledge of Allegiance to the Flag of the United States of America and thanked VFW Post 10906: Carla Gleaton, Dennis Perkins, and Stan Stoner for posting the colors.

Item No. 4. On the Agenda. Approval of Agenda.

The Agenda was approved as published.

Item No. 5. On the Agenda. Approval of the July 13, 2020, Closed City Council Meeting Minutes.

Mayor Pro Tem Mallams moved to approve the minutes of the July 13, 2020, Closed City Council meeting as presented. **Councilman Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 6. On the Agenda. Approval of the July 13, 2020, Regular City Council Meeting Minutes.

Councilmember Spallo moved to approve the minutes of the July 13, 2020, Regular City Council meeting as presented. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

REGULAR AGENDA.

Item No. 7. On the Agenda. Communications from the audience.

Larry Johnson approached Council and stated: *"My name is Larry Johnson, 6504 North Wabash, Gladstone, Missouri, and I just wanted to come before the Council tonight and thank you for an action that you took under consideration on the July 13 City Council meeting and that was approving the Consent Agenda. On that Consent Agenda was the approval of a Special Use Permit for the Gladstone Amphitheater where my family and my daughter's friends got to celebrate her life from the stage of the amphitheater and because of you allowing that to take place outdoors. There were several hundred people who got together for that celebration that would not have been able to attend because of the situation we all find ourselves in and I just wanted to thank you for approving that and letting that event take place. We had originally thought about doing it at Linden Square and the Saturday we had chosen just so happened to be the first day that Court was back in session, Saturday morning; so thanks to Director Merkey. He called and, I worked with him very closely, and he said, Larry, I don't think it's going to work having it at Linden Square. I said, you know, you are right; so he offered up the amphitheater and it was just fantastic and I want to thank him also for all his efforts that he put forth in making that morning as special as it could have been. Again, I just want to thank you for your vote in allowing that to happen and I'm very proud to be a citizen of a very livable city and I thank you and your previous Council for making that possible."*

Mayor Moore stated: *"Thank you so much Mr. Johnson. We are so sorry for your loss."*

George Wages approached Council and stated: *George Wages, 7201 North Park. I've got about three quick items and then basically done. Sidewalk Phase 1 and 2; with the sidewalk much needed the south side of 72nd Street, M1 West and North Olive. That has been completed. Appreciate that. Now we are going to Phase 2 from North Olive to West North Park; I'd like to know the status of that."*

City Manager Scott Wingerson stated: *"We are going to have to get back to Mr. Wages on that; can we get back to you tomorrow if that is OK Mr. Wages?"*

Mr. Wages stated: *"OK. Another one real quick, I called to report a code violation of a trash can in front of the garage and I was told that that violation has been no longer a violation, he said of about six weeks ago. I want to know why."*

City Manager Wingerson stated: *"Yeah, that is a miscommunication on our part Mr. Wages; there has been no change to that."*

Mr. Wages stated: *"Well the guy who answered the phone he kind of thought it was a pretty big deal that I gave him a few and he said there is no violation; there is still a violation?"*

City Manager Wingerson stated: *"Yes, sir."*

Mr. Wages stated: *"OK, thank you. Let's take a look at the senior citizens of Gladstone; and I think of being over 65 or 62, they have always had a \$2.00 discount monthly on their water bill. Can anybody tell me how long that has been \$2.00?"*

City Manager Wingerson stated: *"A long time."*

Mr. Wages stated: *"I know at least nine years; so I'd like to know if we can get a study of how we can help these senior citizens, I mean that \$2.00 has been a long time and the senior citizens need a break on that so I think we need to take a study to see if we can increase that to maybe \$3.00 or \$4.00 or what we can do on that. Do you guys agree?"*

Mayor Moore stated: *"We will certainly take a look at it, Mr. Wages. Thank you."*

Mr. Wages stated: *"That's pretty good. Hey, thanks a lot, I appreciate it. Have a good evening."*

Mayor Moore stated: *"It's a valid question. Thank you so much for coming tonight. We appreciate it. We will get back to you on the sidewalk."*

John Bledsoe approached Council and stated: *"Hello, I'm John Bledsoe, I live at 206 Northeast 76th Terrace, next to the Quality Plaza Shopping Center by ALDI. I've been a 40-year resident at this address, since about 1979. The water issues that have been going on, that have been presented to the city from various people, some of which is almost indicated, to my knowledge recently, like the neighbors up the line are instigating in with it as a class action suit, I want to make that be known that I have no knowledge of none of that and I'm here to clarify some issues about all the water at the area. Before I moved here in 1979, I'm guessing in '72-'74, there was a guy named Doc Gould who owned all the property that is now called Hobby Hill Park. When he was passing, he donated all that property to the City of Gladstone to remain a nature sanctuary. Well that has kind of changed but that is not really what I'm here to discuss. We are here to discuss the water issues that are being brought about, and I think I've showed you a few pictures; those pictures that you see are probably 20 years old, but every time it rains, more than what I call a 4-6, up to 9, that is what happens. I have had recently lawyers, concerned citizens, Councilmembers, friends and family, they are all asking me about this question; because I'm the only one that can legitimately answer most of a lot of the questions because I've been there the longest. So now; when, we got to go back to Doc Gould for a minute. When he gave up that land to the city to make that park, I could be wrong, but I believe the city chose not to take the section of property that is the cave. Bad mistake. So now, they should have taken that property then, they didn't want it because of liability reasons, I am guessing, now it's a big chess game as to who's got the most lawyers. From what the minutes of the meetings that I read from somebody the other*

day from a previous meeting here, the owner of the cave thinks it's worth more money because he can put houses up there. I don't see how that could happen with the sewer situation and so on. So to make this real quick, here it is, I'm done, you guys are all going to find out that because of what is getting ready to happen, in my personal opinion, what is going to have to happen is to build a box culvert all the way from Quality Plaza down that whole creek line to Mr. Bateman's property, turn that box culvert, and go to the next creek to the south. That creek already leads to the detention pond at the park; it's already on city property; it's going to add to the water, but that's the only way it's going to happen. Just from my construction experience, you are looking at \$200,000.00 to do it but here is the kicker; now no more water goes into the cave. Case closed. Thank you."

Mayor Moore stated: "Thank you, Mr. Bledsoe. Would you like your pictures back or do you want us to keep those?"

Mr. Bledsoe stated: "Are you guys done looking at them? I'll get them. A lot of water. Plus, I've got to say one more thing. I don't know whether it is true or not and you all are much smarter at this than I am; but I had a guy look up on his smart phone a minute ago. One inch of rain, whether it be in an hour or a day, in one acre, makes a lot of water and it all goes down to my yard before it goes into the cave. And the cave is a unique experience here because it's never dealt with. There is no other cave in Clay County like this; there is no other situation to compare it to deal with, so, good luck."

Mayor Moore stated: "Thank you, Mr. Bledsoe, for coming tonight."

Jim Oldebeken approached Council and stated: "Jim Oldebeken, 7402 North Highland, Gladstone. I want to thank you for this opportunity to have these comments. I really am grateful for this man coming. I just met him recently. He really knows his stuff and he is a very interesting individual. Has there been any other developments with the safety issue that was brought up at the June 8 meeting by the owner of that property? The concern was safety in the cave; has there been any progress?"

City Manager Wingerson stated: "Mr. Oldebeken I think there has been; probably not visible in the field but we have spoken with the property owner's lawyers and we are taking it from there."

Jim Oldebeken stated: "OK. I remain very concerned because his own words just said it, and I would just like to see this resolved; it's kids, you know he said it, kids from the park can walk 80 feet and there is a cave and you can fall over a cliff into the bottom; and then inside; I just heard from an individual with the Missouri Speleological Society where they took some carbon dioxide readings that were of concern so I don't want to be the individual passing that on but I want to alert you that they will contact you directly because there is another issue there as well. And again, I'm not here to see a lot of money spent. I'd like to see people warned in the community about something, and God forbid, somebody gets in there, it could be adults, it could be homeless, who knows. I hope we can put that one to bed and we can move on."

Item No. 8. On the Agenda. Communications from the City Council.

Councilmember Spallo stated: *"Thank you, Mayor. I'd like to read a statement: I recently received a message from former Gladstone Councilmember Carol Suter criticizing me for accepting a campaign contribution. Claiming she spoke for this Council, the city staff, and many in the community, she not only questioned my integrity, but stated that my vote on this Council had been bought. It should go without saying that no one can buy my vote. I received many legal campaign contributions from folks who supported my campaign and reported those accordingly on my disclosure statement. I made it perfectly clear to all who contributed and everyone else who participated in my campaign that I will always do what is best for this city and will do so exclusive of any outside influence. For anyone to suggest otherwise is offensive to me, and all those who worked tirelessly on my campaign. Thank you, Mayor."*

Councilman Frisby stated: *"My first comment is an apology to my colleagues here and the staff for missing the last meeting. I would have much rather had been here with you. Director Hasty, I need to go back to June 25, I would have done this last time but I wasn't here; when your department participated in the food distribution that went over here in Central Park. That was a very nice event. I had planned on going; I looked out my window and it looked like a tri-state swim meet at the Community Center. There were cars that circled the whole block. I'm on my way over to the event here at the shelter house and it was one of those nice balmy 95 degree June mornings. I thought I would just go and talk to a few of the residents; but I made the mistake of raising my hand to wave at somebody and I got a box shoved in my hand and for the next hour we put boxes of vegetables, produce, and milk in people's car so that was very much appreciated. Everyone that came through was very appreciative of that and the effort that your department put into that was much appreciated. Thank you."*

Councilman Garnos stated: *"Thank you, Mayor. Last week we had a meeting of the Parks and Rec Advisory Board but we unfortunately did not have a quorum. As I understand it, there was a number of last minute cancellations and I believe Chairman Olshefski is going to be visiting with some of the members about that. For those that were there, we got an update on a number of current and upcoming projects including the joint concession stand and restrooms for Oak Grove Park and Oak Park High School which we were briefed on at the last meeting. Let me just also say that we need a better name for this facility than the joint concession stand and restrooms. It will be a great facility. We also, for those that were there, had a really good presentation by Eugene Suter on the program at Atkin-Johnson Farm. I think you talked about it at our last meeting where they have been selling sweet corn and sunflowers. Apparently pumpkins coming in later with the proceeds going to the Friends of the Farm for the farm's benefit. It's really a terrific program. Eugene deserves a lot of credit for its success. We even had vehicles there in the morning waiting for them to open to buy the sweet corn. Normally the City Manager's very good at keeping us posted when Gladstone is going to be on the evening news and that is why it was a pleasant surprise a couple of weeks ago when out of the blue I was watching KMBC and I saw a terrific piece on this program at the farm. The farm looked great, the program was very well received; it was very positive coverage. Eugene made some really terrific comments about the importance of agricultural education and teaching kids where our food comes from and all around it was just a great piece on Gladstone. That weekend I saw they replayed that piece several times on KMBC because I think we are probably a little short on feel-good stories these days. I wanted to give full credit to Eugene for that and thanks to Director Merkey for helping to facilitate all of that, I thought it turned out terrific, and it's still going on."*

Finally, Mayor, as you will recall, at our last Council meeting. You did a very nice job reading our proclamation on the National Parks and Rec month. I don't think anybody can argue about National Parks and Rec month, but the proclamation stated in part that 'it is the right of everyone, regardless of age, race, color, religion, gender, national origin, or ability to participate in Park and Recreation programs.' I just wanted to add that in Gladstone we have expanded the non-discrimination to include 'such orientation and gender identity.' I know this was boiler plate proclamation language and I believe I have read the exact same proclamation in years past. In the future, I would hope that when we make statements like that we can include our more expansive and inclusive non-discrimination definition. That's all I have tonight. Thank you, Mayor."

Mayor Moore stated: *"Thank you, Councilman Garnos, and I appreciate you noticing that at the last meeting. Thank you."*

Mayor Pro Tem Mallams stated: *"Well, my comments were taken by Bill; I was going to make a comment regarding Eugene and the selling of the sweet corn and the vases of the sunflowers that they have had. And Tom, I have to say, my gosh, when you asked Director Hasty to come in, I wasn't sure where we were headed. My comments have been shared this evening, and again, Eugene has done a wonderful job with the farm. Thank you, Mayor."*

Item No. 9. On the Agenda. Communications from the City Manager.

City Manager Scott Wingerson stated: *"Thank you very much. Just one thing; a statistical report to start with. Clay County Public Health reports that 1,251 people in Clay County have been confirmed with COVID-19; of those, 28 have unfortunately passed away. In Gladstone, that translates to about 142 individuals. We are doing a great job but for the public, when you are out in public, please set a good example by wearing your mask, by social distancing, by washing your hands and doing the tried and true things. We really need to get on top of this because we don't want to go backwards. The more we can do ourselves, I think sets a great example. Thank you for your participation in the masks, and I thank all the businesses and residents of Gladstone. We are doing better than most places in the country despite what the news might say. We need to stay firm and vigilant as we approach this thing. Hopefully, maybe, this winter we can be done with all this. We will see. That's all I had, Mayor. Thank you."*

Item No. 10. On the Agenda. **RESOLUTION R-20-30** A Resolution to adopt the updated Regional Multi-Hazard Mitigation Plan by the City of Gladstone, Missouri, as recommended by the participating jurisdictions of the Regional Multi-Hazard Mitigation Plan Review Committee of the Mid-America Regional Council.

Mayor Pro Tem Mallams moved to approve **RESOLUTION R-20-30** A Resolution to adopt the updated Regional Multi-Hazard Mitigation Plan by the City of Gladstone, Missouri, as recommended by the participating jurisdictions of the Regional Multi-Hazard Mitigation Plan Review Committee of the Mid-America Regional Council. **Councilman Garnos** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 11. On the Agenda. RESOLUTION R-20-31 A Resolution to adopt the updated Emergency Operations Plan by the City of Gladstone, Missouri.

Councilman Garnos moved to approve **RESOLUTION R-20-31** A Resolution to adopt the updated Emergency Operations Plan by the City of Gladstone, Missouri. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 12. On the Agenda. RESOLUTION R-20-32 A Resolution declaring certain city property surplus and authorizing the sale of such property held by the city to the highest bidder via online auction and/or sealed bid.

Councilmember Spallo moved to approve **RESOLUTION R-20-32** A Resolution declaring certain city property surplus and authorizing the sale of such property held by the city to the highest bidder via online auction and/or sealed bid. **Mayor Pro Tem Mallams** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 13. On the Agenda. RESOLUTION R-20-33 A Resolution accepting easements from certain property owners in conjunction with the Northeast 76th Street Improvements Project from North Oak Trafficway to North Brooklyn, Project TP1818.

Mayor Pro Tem Mallams moved to approve **RESOLUTION R-20-33** A Resolution accepting easements from certain property owners in conjunction with the Northeast 76th Street Improvements Project from North Oak Trafficway to North Brooklyn, Project TP1818. **Councilman Frisby** seconded. The Vote: "aye", Councilmember Tina Spallo, Councilman Tom Frisby, Councilman Bill Garnos, Mayor Pro Tem R.D. Mallams, and Mayor Jean Moore. (5-0)

Item No. 14. On the Agenda. Other Business.


There was none.

Item No. 15. On the Agenda. Adjournment.

Mayor Moore adjourned the July 27, 2020, Regular City Council meeting at 7:56 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as presented: 

Approved as modified: _____


Jean B. Moore, Mayor